



**Department of Community Development**

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: [www.ci.sammamish.wa.us](http://www.ci.sammamish.wa.us)

# **Notice of Application for a Conditional Use / Commercial site Development Permit and SEPA Notification**

**Islamic Center of Sammamish and Issaquah - PLN2011-00003**

**Project Description:** The applicant is proposing to convert an existing single family home into a Prayer House. Site improvements include the construction of 40 parking stalls (including 2 ADA accessible stalls), a stormwater retention and water quality treatment pond, and pedestrian path. The existing house is approximately 2,900 square feet and the maximum capacity of the proposed facility is expected to be 75 members.

The applicant (Mazen Haidar (Pacific Land)) applied for the above project on March 11, 2011; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on March 17, 2011. On March 31, 2011, the City issued this Notice of Application / SEPA Notification by the following means: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

**Applicant:** Mazen Haidar (Pacific Land)

**Public Comment Period:** March 31, 2011 through April 21, 2011

**Project Location:** 22011 SE 20th St, Sammamish, WA. 98075

**Tax Parcel Number:** 0424069061

**Existing Environmental Documents:** Traffic Impact Analysis by TranspoGroup, received 3/4/11; SEPA Checklist, received 3/4/11; Critical Areas affidavit, received 3/4/11; Geotechnical report by Nelson Geotechnical Associates, received 3/4/11; Development Site Plans by Pacific Land Engineering, received 3/4/11; TIR by Pacific Land Engineering, received 3/4/11

**Other Permits Included:** SEPA Determination, Commercial Site Development Permit, future construction permits

**SEPA Review:** Based on the submitted application, and available information, the City anticipates issuing a DNS or a MDNS for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this may be the only opportunity to comment on the environment impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

**Staff Member Assigned:** Evan Maxim, Senior Planner  
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*Interested persons are invited to submit written comments pertaining to the application determination no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries regarding the application, comment period, decision and appeal process, as well as requests to view documents pertinent to the proposal, may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075, (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.*

*Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.*